



103 Florence Terrace, Scotland Island

Award-Winning "Pittpoint Waters" - Absolute Luxury Island Living on Pittwater

Set on the shimmering shores of one of Sydney's most revered boating enclaves, "Pittpoint Waters" is an architecturally designed estate of exceptional calibre. Positioned on a rare double deep waterfront holding, this award-winning residence offers a seamless connection to Pittwater's world-class waterways and an unrivalled sense of privacy and serenity.

Previously honoured as a "Home of the Year" winner, the home is a masterclass in timeless architecture and understated luxury. Thoughtfully designed to sit quietly within its natural environment, it delivers an extraordinary level of comfort while allowing water, sky and light to become integral elements of everyday living.

Bathed in glorious north-easterly sunshine, cooling sea breezes drift naturally through expansive interiors. Living spaces flow effortlessly to wide terraces and wrap-around balconies, creating a perfect balance between indoor and outdoor living. From these vantage points, uninterrupted 180-degree views across Pittwater unfold - a constantly changing panorama of yachts, open water and spectacular sunsets.

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FOR SALE
UNDER OFFER

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The setting offers a profound sense of calm and seclusion, far removed from the pace of daily life. Days are shaped by the gentle rhythm of the water, creating a deeply peaceful lifestyle that feels truly removed, yet never isolated. Church Point, Bayview and Mona Vale are all within easy reach, offering marinas, village cafés, restaurants, schools and retail, while Palm Beach lies just moments further on with its iconic beaches, coastal walks and boutique amenities. This rare balance of tranquillity and convenience defines the enduring appeal of "Pittpoint Waters."

Purpose-built for serious boating enthusiasts, the estate features exceptional deep-water infrastructure, including a jetty, pontoon, boatshed, slipway and cradle - placing miles of pristine waterways quite literally at your doorstep. Whether departing at dawn or returning beneath the evening sky, the experience is entirely private and effortless.

Inside, Blackbutt timber floors, a Jetmaster fireplace and premium finishes create a warm yet refined atmosphere. The gourmet kitchen, equipped with European Miele appliances, forms the heart of the home and is equally suited to relaxed family living or entertaining on a grand scale.

Every element of the residence has been carefully considered to support a luxurious waterfront lifestyle - balancing serenity, functionality and timeless elegance.

Key Features

- Rare double deep waterfront holding with jetty, pontoon, slipway, cradle and boatshed
- Luxury guest accommodation in a separate pavilion
- Heated swimming pool and spa with outdoor shower
- Five bedrooms, all with robes and ensuite bathrooms
- Large home office and billiards room with wet bar
- NBN fibre to the home with Cat 5e cabling throughout
- Two laundry rooms, ideal for towels and boating gear
- Level lawns and landscaped gardens flowing directly to the waterfront
- Ducted under-floor air conditioning throughout

"Pittpoint Waters" is more than a home; it is a once-in-a-generation Pittwater offering, delivering absolute deep waterfront living with a prized north-east aspect in one of Australia's most tightly held and prestigious enclaves.

Disclaimer:

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MORE DETAILS

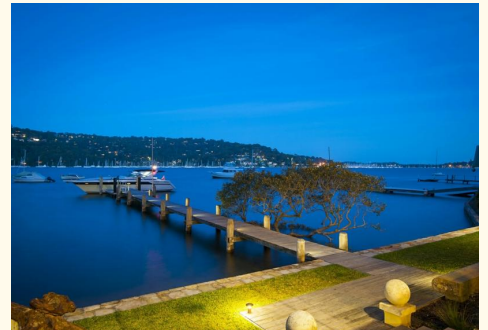
Property ID 2WGUF6K
Property Type House
Land Area 1903 m2

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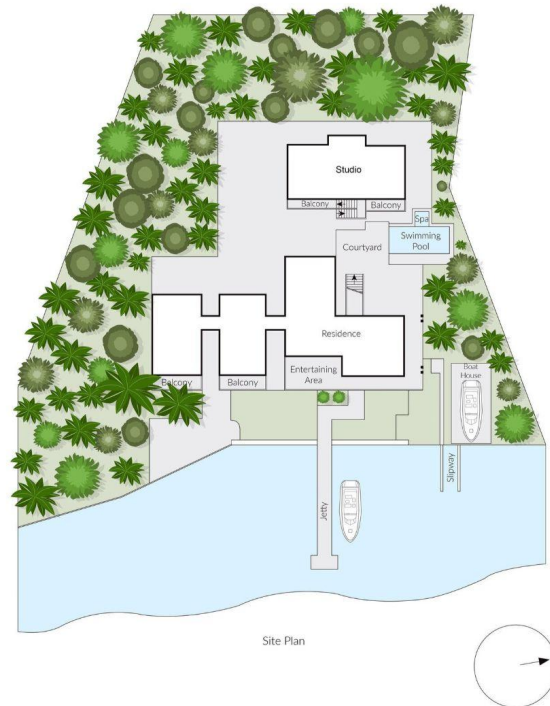
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